



**HOUSING AUTHORITY  
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • [www.lacdc.org](http://www.lacdc.org)



**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
*Commissioners*

**Sean Rogan**  
*Executive Director*

**AGENDA  
FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY HOUSING COMMISSION  
WEDNESDAY, JULY 22, 2009  
12:00 NOON  
HEADQUARTERS OFFICE  
2 CORAL CIRCLE  
MONTEREY PARK, CA 91755  
(323) 890-7001**

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**1. Call to Order**

**2. Roll Call**

**Severyn Aszkenazy, Chair**  
**Lynn Caffrey Gabriel, Vice Chair**  
**Adriana Martinez**  
**Henry Porter, Jr.**  
**Alberta Parrish**

**3. Reading and Approval of the Minutes of the Previous Meetings**

Regular Meeting of June 24, 2009

**4. Report of the Executive Director**

**5. Report on Status of Ujima Village Relocation and Disposition**

**6. Public Comments**

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

**7. Staff Presentations**

Service Award Presentation – Maria Badrakhan  
The Growing Experience – Jimmy Ng  
Housing Authority Residents' Scholarship Presentation – Maria Badrakhan



## Regular Agenda

### **8. Approve Construction Contract for Ocean Park Site Improvements Project in Santa Monica (District 3)**

Recommend that the Board of Commissioners award and authorize the Executive Director to execute, administer, implement, and if necessary, terminate a Contract in the amount of \$499,544 to AZ Home, Inc. to complete the interior and exterior improvements at the Ocean Park housing development; authorize the Executive Director to fund the Contract with a total of \$499,455 in Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2009-2010 budget for this purpose; and authorize the Executive Director to approve Contract change orders not to exceed \$99,891 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel. (APPROVE)

### **9. Approve Construction Contract for Playground Improvements at the Carmelitos Housing Development in the City of Long Beach and the Harbor Hills Housing Development in the City of Lomita (District 4)**

Recommend that the Board of Commissioners award and authorize the Executive Director to execute, administer, implement and if necessary terminate a Contract in the amount of \$182,710 to HJ Hunsaker Construction, Inc. dba HH Construction, to complete playground improvements at the Carmelitos and Harbor Hills housing developments; authorize the Executive Director to fund the Contract with a total of \$125,000 in Community Development Block Grant (CDBG) funds allocated to the Fourth Supervisorial District and \$57,710 in Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2009-2010 budget for this purpose; and authorize the Executive Director to approve Contract change orders not to exceed \$36,542 for unforeseen project costs, using Capital Fund Program funds and following approval as to form by County Counsel. (APPROVE)

### **10. Approve American Recovery and Reinvestment Act of 2009 Procurement and Contracting Requirements for Designated Projects (All Districts)**

Recommend that the Board of Commissioners authorize and instruct the Executive Director to amend the Housing Authority's procurement policies in order to expedite and facilitate the use of ARRA funds, in conformance with procurement requirements in 24 CFR Part 85 and the Buy American requirements of Section 1605 of ARRA; authorize the Housing Authority to conduct informal procurement without advertisement for ARRA-funded contracts up to \$100,000, consistent with 24 CFR Part 85; authorize the Executive Director to approve and execute contracts up to \$100,000 funded wholly or mostly with ARRA funds. (APPROVE)

**11. Approve the Revised Resolution for Final Payment for the U.S. Department of Housing and Urban Development's Office of Inspector General Audit of the Housing Choice Voucher Program (All Districts)**

Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a revised resolution approving the lump sum repayment of \$833,333.34 to the U.S. Department of Housing and Urban Development (HUD) to close out HUD's final audit report of the Housing Authority's Section 8 Housing Choice Voucher Program. (APPROVE)

**12. Adopt Resolution Regarding Section 8 Housing Choice Voucher Program Applicant Screening Criteria and Participant Termination Policy (All Districts)**

Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a resolution regarding Housing Authority policies to deter criminal activity in the Section 8 Housing Choice Voucher Program. (APPROVE)

**13. Housing Commissioners Comments and Recommendations for Future Agenda Items**

Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 838-5051, or by e-mail at [marisol.ramirez@lacdc.org](mailto:marisol.ramirez@lacdc.org), from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

MINUTES FOR THE REGULAR MEETING OF THE

LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, June 24, 2009

The meeting was convened at the Francisquito Villa Housing Development, located at 14622 Francisquito Avenue, La Puente, California.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair Severyn Aszkenazy at **12:16** p.m.

<b>ROLL CALL</b>	<b><u>Present</u></b>	<b><u>Absent</u></b>
Severyn Aszkenazy, Chair	X	
Lynn Caffrey Gabriel, Vice Chair	X	
Adriana Martinez	X	
Henry Porter, Jr.	X	
Alberta Parrish	X	

**PARTIAL LIST OF STAFF PRESENT:**

Sean Rogan, Executive Director  
Bobbette A. Glover, Assistant Executive Director  
Maria Badrakhan, Acting Assistant Executive Director, Housing Programs  
Esther Keosababian, Acting Director, Housing Management  
Emilio Salas, Director, Administrative Services

**GUESTS PRESENT:**

Resident Council Members:  
Ms. Juanita Becerra, President  
Steve Milhous, Treasurer

**Reading and Approval of the Minutes of the Previous Meeting**

On Motion by Commissioner Gabriel, seconded by Commissioner Porter, the Minutes of the Regular Meeting of May 27, 2009, were approved.

**Agenda Item No. 4 - Report of the Executive Director**

Ms. Maria Badrakhan introduced Ms. Juanita Becerra, President of the Francisquito Villa Resident Council and Steve Moss, Council Treasurer. She welcomed the residents in attendance.

Ms. Arlene Black, Area Manager for the North, East and West County, provided information about Francisquito Villa and introduced staff.

Ms. Badrakhan stated that Mr. Dauk could not attend the award presentation, but he will attend the Housing Commission meeting next month.

Ms. Bobbette Glover provided an update on Ujima Village. She announced that the Water Board will present their findings at its next community meeting on June 30th. They have approved ExxonMobil's plan for groundwater testing at Ujima Village and at Earvin "Magic" Johnson Park. The soil and groundwater contamination will eventually be remediated.

County Counsel has not reached a decision on whether to pursue civil trespassing.

The County's Chief Executive Office hired consultants to test the fish in the lakes at the Park. The preliminary report indicated that the fish are not suitable for consumption, and all fishing is prohibited.

Relocation of nine Ujima Village residents is still pending. Supervisor Ridley-Thomas has met one-on-one with several of the remaining tenants, but still has not approved the mailing of 90-day notices. Tenants could be at risk when the contract with the Sheriff's Department expires.

The Supervisor's staff asked Housing Authority staff to survey tenants who have been displaced. Six interns have been assigned to collect information and they began the interviews on June 22.

Ms. Esther Keosababian advised that HUD has approved the Agency Plan. YARDI implementation is progressing smoothly.

A group of Russian dignitaries recently visited the Housing Authority to learn about developing rental housing, increasing housing affordability, eligibility and recertification, public housing lease compliance and ROSS grants.

Ms. Norma Nunez provided an update on the ARRA Grants.

Ms. Badrakhan reported on the following items: a response to two outstanding corrective action items has been submitted to HUD; the Board approved the repayment of \$1.9 million to HUD; and an application for \$280,000 in Veterans Administration Section 8 Vouchers (VASH) has been submitted.

Ms. Badrakhan provided an update on union negotiations. Program Specialists and Maintenance Workers have voted for union representation. Human Resources staff has met with union representatives about benefits, employee classifications and related matters. Mr. Rogan added that the union was certified in late April. A procurement process is underway to select a labor negotiator. Mr. Rogan suggested that in the future discussions on union matters be held in closed session, except from general updates.

**Agenda Item No. 5 – Public Comments**

No comments were received from the public.

**Agenda Item No. 6 - Staff Presentations**

Commissioner Porter suggested that Mr. Dauk might attend the August meeting to accept his award.

**Regular Agenda**

**On Motion by Commissioner Martinez, seconded by Commissioner Porter, and unanimously carried, the following was approved by the Housing Commission:**

**AWARD A CONTRACT FOR A RENT COMPARABLES SYSTEM AND  
RELATED CONSULTING SERVICES FOR THE HOUSING CHOICE VOUCHER  
PROGRAM (ALL DISTRICTS)  
AGENDA ITEM NO. 7**

1. Recommend that the Board of Commissioners find that the award of a rental comparables system and related consulting services contract for the Section 8 Program, as described herein, is not subject to the provisions of the California Environment Quality Act (CEQA) because the activity is not defined as a project under CEQA.
2. Recommend that the Board of Commissioners authorize the Executive Director to execute, implement, and if necessary terminate a one-year contract with Market Vision Partners, LLC for a rent comparables system and related consulting services for the Section 8 Program; and authorize the Executive Director to use for this purpose a total of \$71,500 in Section 8 Administrative Fees allocated by the U.S. Department of Housing and Urban Development and included in the Housing Authority's approved Fiscal Year 2009-2010 annual budget.
3. Recommend that the Board of Commissioners authorize the Executive Director to extend the contract term for a maximum of two years, in one-year increments, with a three percent annual increase in compensation, using funds to be approved through the annual budget process.
4. Recommend that the Board of Commissioners authorize the Executive Director to amend the contract as necessary and to allow a ten percent contingency as necessary, using funds approved through the annual budget process.

**On Motion by Commissioner Martinez, seconded by Commissioner Porter, and unanimously carried, the following was approved by the Housing Commission:**

**APPROVE CONSTRUCTION CONTRACT FOR EXTERIOR IMPROVEMENTS  
AT THE NORMANDIE AVENUE HOUSING DEVELOPMENT IN  
UNINCORPORATED WEST ATHENS/WESTMONT (DISTRICT 2)  
AGENDA ITEM NO. 8**

1. Recommend that the Board of Commissioners find that the approval of a Contract for exterior improvements at the Normandie Avenue housing development is exempt from the provisions of the California Environmental Quality Act because the work includes activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners award and authorize the Executive Director to execute, administer, implement and if necessary terminate a Contract in the amount of \$63,000 to Color New Co., to complete exterior improvements at the Normandie Avenue housing development, following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners authorize the Executive Director to fund the Contract with a total of \$63,000 in Community Development Block Grant funds allocated to the Second Supervisorial District and included in the Housing Authority's approved Fiscal Year 2009-2010 budget for this purpose; and authorize the Executive Director to approve Contract change orders not to exceed \$12,600 for unforeseen project costs, using the same source of funds, and following approval as to form by County Counsel.

**On Motion by Commissioner Gabriel, seconded by Commissioner Porter, and unanimously carried, the following was approved by the Housing Commission:**

**ADOPT RESOLUTION CERTIFYING CRIME TRACKING FOR THE  
CONVENTIONAL PUBLIC HOUSING PROGRAM (ALL DISTRICTS)  
AGENDA ITEM NO. 9**

1. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a resolution, as required by the U.S. Department of Housing and Urban Development, certifying that the Housing Authority will track criminal activity at the Conventional Public Housing Program developments and take related actions to reduce crime.
2. Recommend that the Board of Commissioners find that approval of the resolution is not subject to the California Environmental Quality Act (CEQA) because the action is not defined as a project under CEQA.

**Agenda Item No. 10 – Housing Commissioner Comments and Recommendations for Future Agenda Items**

Commissioner Parrish inquired about how to submit requests for improvements and maintenance. Ms. Badrakhan described the procedures.

Commissioner Porter asked to receive copies of the Money Smart budgeting package and the Money Smart Credit repair packet identified in the FSS report.

Commissioner Porter stated that he attended a City of Gardena hearing on water allocation for unincorporated Los Angeles. He suggested that staff contact the California Public Utility Commission and file appeals for each site to avoid penalties if we exceed the 2006 tier.

Commissioner Porter requested an update on former Tenant Commissioners, noting that their participation at Housing Commission meetings is important. Ms. Badrakhan will provide an update at a later date.

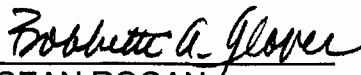
Commissioner Martinez welcomed Mr. Rogan and thanked the residents for their attendance. Ms. Badrakhan commended the Resident Council for being the most active resident council, especially Ms. Becerra.

Commissioner Gabriel referred to several news articles and asked if the Housing Authority pursues individuals that owe Section 8 funds. Mr. Rogan responded that we do take action on these matters. She also asked if telephone lines are monitored to avoid unnecessary charges. Mr. Salas responded that regular audits are performed on both phone and fax lines.

Commissioner Aszkenazy thanked the residents and staff for hosting the meeting and commended them on the site improvements. He commented on a news article about the City of San Francisco allowing roommates into their housing programs. Mr. Rogan commented that San Francisco is adding provisions to their rent adjustment program that allows people in rent control units to add roommates without having to renew their contracts. He added that these provisions do not apply to Section 8 or Public housing. Commissioner Aszkenazy stated that if such changes are supported, they will affect market pricing.

On Motion by Commissioner Gabriel the Regular Meeting of June 22, 2009, was adjourned at 1:33 p.m.

Respectfully submitted,

  
for SEAN ROGAN  
Executive Director  
Secretary – Treasurer



# NEWS ARTICLES

## **Housing Affairs Letter Stories posted week of 6/6/09 - 6/12/09**

### **Assisted Housing**

(ASSISTED HOUSING) Thousands Seek Sec. 8 Aid

Birmingham, AL, housing official stage the city's first open enrollment in 2009 for Sec. 8 housing vouchers and a line of more than 1,000 applicants stretch for three blocks through the city.

The Birmingham Housing Authority (BHA) expects to hand out 8,000 applications, and more will be downloaded from the authority's web site. The 2009 estimate is double the number seeking Sec. 8 vouchers in 2008. BHA blames the economic downturn for the surge in applications.

BHA says it will accept the first 2,500 applications it receives

06/12/2009 12:45 PM

(PUBLIC HOUSING) HUD Told To Improve PHA Oversight

A diplomatic and exacting critique of HUD's oversight of public housing authority (PHA) spending takes the department to task for failing to adequately monitor the more than 3,000 agencies under its jurisdiction. The Government Accountability Office (GAO) study accuses HUD of failing to follow up on annual audits, thereby allowing thousands of dollars to all through the cracks while awarding the PHAs passing grades.

"Further, even when these audits do identify issues, HUD does not systematically summarize audit findings to identify and understand emerging and persistent issues to better monitor housing agencies for inappropriate use and mismanagement of public housing funds," the GAO study says.

GAO contends that HUD uses the Public Housing Assessment System (PHAS) to monitor and rate the overall condition and financial health of public housing agencies. However, PHAS is not intended to identify inappropriate use of public housing money and is limited in its ability to detect potential mismanagement.

HUD response is pro-forma, calling the report a font of useful information and promises to evaluate ways to address GAO recommendations.

**Info:** [www.cdpublications.com/docs/6804](http://www.cdpublications.com/docs/6804)

06/12/2009 12:59 PM

**Housing Affairs Letter Stories posted week of 6/20/09 - 6/26/09**

## **Story of the Week**

### **Spending Plan Faces Big Crunch**

Lawmakers will use much of July putting the finishing touches on the 12 FY 2010 federal spending bills but HUD's appropriation is beginning to look somewhat bleak.

It appears the main funding thrust for housing next year is the new National Housing Trust Fund. Its backers, primarily the Nat'l Low Income Housing Coalition, have been straining at the bit for years to get the new law in place. Trust advocates have been insistent on mandatory financing and they have been placated with a promised \$1 billion infusion outside the normal appropriations process by the Obama administration with the aid of House Financial Services Chairman Barney Frank (D-MA) and Senate Banking Chairman Christopher Dodd (D-CT).

Consequently, that \$1 billion will have to be sliced from other HUD spending because Congress is unlikely to trim much from the Transportation Dept. budget. The House budget allocation to its HUD appropriations subcommittee keeps the White House HUD budget request largely intact. But the Senate Appropriations Committee sends a message to the administration by reducing its HUD/Transportation allotment under the budget ceiling rule by \$1 billion.

Therefore, the trust fund will receive its \$1 billion but at the expense of other HUD programs. The Community Development Block Grant (CDBG) and Sec. 8 housing voucher programs have become politically sacrosanct, leaving public housing as the likely target for cuts even though funding decimation from eight years of the Bush administration leaves little room for budget cutters to maneuver.

Despite the infusion of \$3.9 billion into public housing restoration, and what the administration has decided as full funding for both the public housing capital and operating funds, the public housing program likely will sink further into the deficit hole in FY 2010. There still is an approximate \$20 billion backlog of renovations waiting and increasing utility costs will considerably eat into operating finances.

Consequently, HUD Secy. Shaun Donovan is implored by Frank and housing subcommittee Chairwoman Maxine Waters (D-CA) to initiate a one-year moratorium on demolition or sales of public housing units (*see separate story this issue*).

The moratorium, if put into place, will have a twofold purpose. It would give HOPE VI backers breathing room to develop an adequate successor program and would give Donovan an opportunity to test HUD's new Choice Neighborhoods Initiative (CNI) (see *HAL* Issue 09-25) provided CNI is funded.

06/26/2009 12:40 PM

## Public Housing

### (PUBLIC HOUSING) Air Of Mystery Hovers Over Ouster

Georgia Butler headed the Aurora Housing Authority (AHA) for less than a year before she was placed on a leave of absence May 20. Butler's ouster from the top position became final this week, but no one is talking. Several calls from *HAL* to interim AHA director Jean Federman either were rejected or not returned.

AHA has been a microcosm of the financial problems faced by public housing agencies (PHAs) because of the Bush administration's attempt to marginalize public housing. The agency's former director, Richard Brace, was at odds with the AHA board frequently over his novel approach to HUD. Brace chose a public platform to challenge HUD's refusal to increase AHA's allocation each year, thereby forcing the authority into the position of being one of the most underfunded PHAs in the country.

Lack of money to fulfill all but the most basic AHA operations put Brace at continuing odds with the AHA board. Brace pulled no punches with his criticisms of HUD and the department's regional office. But in the end, Brace was ousted for being too vocal about what he considered HUD's shortchanging of AHA.

06/26/2009 12:16 PM

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### (PUBLIC HOUSING) Demolition Halt Sought For Housing

Asserting that public housing is disappearing faster that it can be replaced, House Financial Services Chairman Barney Frank (D-MA) and housing subcommittee Chairwoman Maxine Waters (D-CA) implore HUD Secy. Shaun Donovan to declare a one-year moratorium on the demolition or disposition of public housing.

In a letter to Donovan, the lawmakers contend that 120,000 units of public housing have been lost in the last 10 years. While failing to explain how the units slipped out of government management, the solons say the diminution only adds to the affordable housing needs of the most vulnerable populations, forcing families to live in increasingly substandard conditions.

A combination of contract expirations on project-based affordable housing complemented with Sec. 8 housing vouchers and the HOPE VI demolition and reconstruction program, contributed to the loss. HOPE VI, crafted by congressional Democrats in the early 1990s -- Sen. Barbara Mikulski (D-MD) was the primary architect of the program -- was designed to overhaul the most seriously deteriorated Depression-era public housing.

But when HOPE VI finally shook off the management doldrums at the turn of the century, the Bush administration entered with its own designs. Traditional stacked public housing was traded for neighborhood-friendly townhouse construction serving a mixed-income population. Thus, thousands of units were

lost when one-for-one replacement was abandoned.

The problem was exacerbated by Hurricane Katrina, when four major public housing projects devastated by the storm were slated for demolition. The resulting outcry handed Waters a cause which she continues to pursue -- one-for-one replacement.

Consequently, preservation of existing affordable housing is uppermost on Waters' and Frank's agendas. They contend that government affordable housing mechanisms, such as Sec. 8 housing vouchers, will be useless if there is an overall shortage of affordable housing.

06/26/2009 12:36 PM

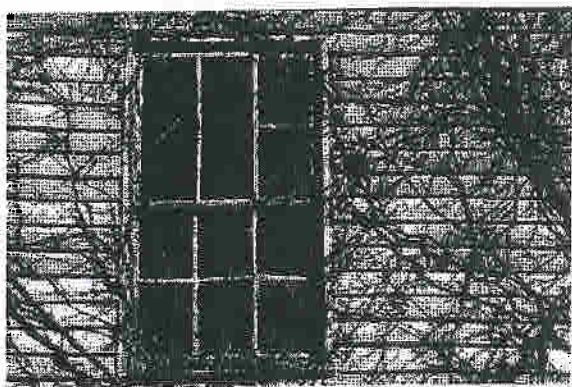


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## County to Fund Rehabilitation of Abandoned Homes

Updated 3:30 PM PDT, Tue, Jul 7, 2009

**Related Topics:** [Los Angeles County Board of Supervisors](#)



The [Los Angeles County Board of Supervisors](#) authorized the use of \$4.8 million of anticipated state funds today to help first-time homebuyers acquire and redevelop homes that might otherwise be abandoned.

The money will fund a county program for low, moderate, and middle-income residents without the cash for a down payment or unable to qualify for a conventional home loan. The funding will also pay for some grants for rehabilitating homes.

Eligible properties must have to have been foreclosed on or abandoned and within areas the county has targeted as having the greatest need.

The funds, administered the state, flows from the [Housing and Economic Recovery Act](#) passed by Congress in 2008. The county's application is being evaluated, but the [Community Development Commission and Housing Authority](#) expects to get \$4.8 million, despite the state's cash crunch.

The county got an additional \$16.8 million directly from the federal government to fund the homebuyer program, as well as the creation of affordable rental housing.

Seventy-five percent of the funds must be committed by Dec. 31, and all funding must be spent by Sept. 30, 2011.

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**Find this article at:**

<http://www.nbclosangeles.com/news/local/County-to-Fund-Rehabilitation-of-Abandoned-Homes.html>

<http://www.printthis.clickability.com/nt/cnt?action=cnt&title=County+to+Fund+Rehabilitation+of+Aband...> 7/7/2009



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Foreclosed Properties

Date: 07-07-2009 2:35 PM - Word Count: 207

Foreclosed Properties

→ Eds: Elisa Vasquez, PIO for the Community Development Commission, can be reached at (323) 890-7415.

LOS ANGELES (CNS) - The Los Angeles County Board of Supervisors authorized the use of \$4.8 million of anticipated state funds today to help first-time homebuyers acquire and redevelop homes that might otherwise be abandoned.

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CNS-07-07-2009 14:35

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## City to fork over \$50,000 for Section 8 checkups

*This story appeared in the Antelope Valley Press on Monday, July 13, 2009.*

**By BOB WILSON**  
**Valley Press Staff Writer**

PALMDALE - Members of the City Council have grudgingly but unanimously agreed to pay \$50,000 to have Los Angeles County provide inspection services for the federal Section 8 housing assistance program. ↩

Although the county receives federal funding to make such inspections, the council has been paying half the cost of receiving 1,664 hours of inspections a year in Palmdale.

Prior to the July 1 vote, Mayor Jim Ledford called the county's lack of oversight in the matter and the city's additional costs "outrageous."

"We have to pay to inspect a program that we don't get to administer, we don't get to control and is basically thrust upon our community" by county housing officials, Ledford said.

Paying for the inspections has reduced the amount of program abuse and crime in the city, "but there's something else we could be doing with that money" if the county would live up to its responsibilities, Mayor Pro Tem Steve Hofbauer said.

Most communities across America do not pay for the inspections needed to make sure Section 8 recipients are abiding by the program's rules and suffer as a result, Ledford said. ↩

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Voting unanimously, councilmembers approved an agreement to purchase reclaimed waste water from a treatment plant that serves Lancaster.

The cost of the water will be paid by the users, which will be landscape maintenance districts and city parks.

Upon completion of the water delivery system needed, the city will pur

chase a minimum of 100 acre-feet of recycled water a year from county Sanitation District 20.

County Sanitation District 14, which serves Palmdale, also is constructing a water reclamation facility, but it will be finished a couple of years after the one being constructed for District 20.

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The council unanimously granted the first of two required approvals to an ordinance reducing the cost of some massage business permits from \$2,500 to \$56.



The change in city rules was required by the adoption Senate Bill 731, which prohibits cities from applying special regulations to massage operations that have voluntarily registered with a new statewide Massage Therapy Organization.

Under SB 731, the statewide organization was granted oversight of all member organizations, which exempts them from local regulations.

Massage operations that do not voluntarily register will remain subject to the higher city fees, which pay for, in part, the cost of background checks conducted by sheriff's officials.

The new state law essentially blocks Palmdale from imposing additional requirements setting minimum room lighting levels, restricting hours of operation and requiring records on clients.

[bwilson@avpress.com](mailto:bwilson@avpress.com)

## CONVENTIONAL WISDOM THINK AGAIN

### OBAMA

Did he toughen line on Iran because of GOP attacks, or violence there?

All of the above.



### NEDA

Via social networking, the bloody face of the Iranian crackdown.

Can martyrdom move mullahs again?



### HEALTH CARE

Old CW: \$1 trillion CBO scoring makes it unaffordable.

New CW: After CBO rescoring, it will suddenly be affordable.



### ENERGY

House passes 1,000-page landmark cap-and-trade bill.

Will Waxman's bill get waxed in the Senate?



### U.S. SOCCER

Miracle on grass! Journeyman American squad beats No. 1 Spain, 2-0.

Will Yanks finally warm to this game?



### WIMBLEDON

Say goodbye to endless rain delays thanks to retractable roof.

With Nadal out, it's all strawberries and cream for Federer.



## My Turn **SCOPE**

# BAN SMOKING IN PUBLIC HOUSING

BY JONATHAN P. WINICKOFF

TEN YEARS AGO, I WAS THE DOCTOR for an 18-year-old with cystic fibrosis whose mother was a heavy smoker. The patient told me how she coughed, wheezed, and choked when she was at home. I became close with her; it seemed she was always in the hospital, and I couldn't help but think it was because she wanted to escape a toxic environment. Three years later, at 21, she died—more than 14 years before a person with cystic fibrosis could be expected to live at that time.

She is not the only young patient of mine to feel the effects of secondhand smoke. More must be done to address this suffering. President Obama's Family Smoking Prevention and Tobacco Control Act is a great step toward accomplishing this goal: it gives the FDA authority to regulate tobacco, especially as it pertains to minors. But change can't come fast enough for children from lower income levels, where rates of exposure to secondhand smoke are especially high—not surprising, given that poor adults smoke at higher rates. Children in densely populated public housing suffer the worst.

That's ironic, since these smoke-filled environments are subsidized by the same government that spends billions of dollars on secondhand-smoke-related disease. Public-housing programs receive federal taxpayer funding from the U.S. Department of Housing

and Urban Development. HUD does not prohibit local public-housing authorities from making their buildings smoke-free, but it does not require it either. It should.

Across America, landlords of privately owned multiple housing units are implementing popular smoke-free policies; taxpayers funding public accom-

**President Obama's recent legislation is a great step toward accomplishing this goal.**

modations should demand the same. A smoke-free designation means higher property values, and lower fire risk, insurance, and clean-up costs. But most important, it means a healthier life for children.

Some people argue that smoke-free regulation weighs against our longstanding cultural values surrounding privacy and protecting the sanctity of our homes. These values are important. But when considering them against the health of a child who has never smoked but is suffering from tobacco exposure in his own building, the choice is clear to me.

WINICKOFF is a pediatrician at MassGeneral Hospital for Children and chair of the American Academy of Pediatrics Tobacco Consortium.



7.13.09

FYI





Housing Management Division  
CAPITAL FUND PROGRAM

FOR YOUR INFORMATION ONLY

5th District

Orchard Arms &  
Foothill Villa

Exterior painting/replace windows  
Parking lot repairs  
Replace roof  
Landscaping/Irrigation  
Upgrade elevators

CAPITAL FUND ARRA GRANT TOTAL \$11,800,000

4th District

Lomita Manor

Upgrade elevator controls to meet ADA code requirements  
Upgrade ADA unit to meet UFAS and building code (4units)  
Repair parking lot and include additional parking

LOMITA MANOR ARRA GRANT TOTAL \$468,000

\*Category I-Improvements Addressing the Needs of the Elderly and/or Persons with Disabilities.

\*\* Category II-Public Housing Transformation (Projects are in blue). The proposed sites under this category must be located in a census tract (using data from the 2000 Census) with a concentration of poverty that does not exceed 40 percent.  
The following sites were eligible: Lomita Manor, Orchard Arms, Foothill Villa, Harbor Hills, Palm Apartments, Marina Manor, Ocean Park.



Proposed Projects- American Recovery and Reinvestment Act (ARRA) Competitive Grant Application

**1st District**

East Scattered Sites

Upgrade ADA units to meet UFAS and building code. (17 units)  
Modernize existing elevator/Install new elevator at Herbert

Nueva Maravilla

Replace fire alarm

Replace parking lot at Rosas to include ADA reconfiguration for sidewalks, ramps, and building access.  
Modernize elevator/Build bridge at the Rosas Senior Complex

**2nd District**

South Scattered Sites

Upgrade common areas, parking lots, and ADA units to meet UFAS and building code. (20 units)

**3rd District**

Palm Apartments

Exterior Painting/replace roof and windows

Marina Manor

Exterior Painting/Parking lot repairs/Landscaping & Irrigation

Ocean Park

Exterior Painting/Replace roof/Landscaping & Irrigation

**4th District**

Carmelitos

Upgrade ADA unit to meet UFAS and building code.(30 units)

Replace parking lot to include ADA reconfiguration for sidewalks, ramps, and building access.

Harbor Hills

Repair dwelling structure/Paint building exterior

Replace backyard fencing

Repair roof

## HOUSING AUTHORITY COUNTY OF LOS ANGELES - CONVENTIONAL AND NON-CONVENTIONAL HOUSING

GROUP NO.	SITE	ADDRESS	NO. OF UNITS	HUD DEV. NO.	PROJECT NUMBER	Year Built	Year Acquired
1	Carmelitos (family)	700 Via Wanda, Long Beach 90805	558	CA16P002001	SS1102	1939	1939
1	Carmelitos (senior)	761 Via Carmelitos, Long Beach 90805	155	CA16P002026	SS1102	1939	1939
	Total Unit Count: Carmelitos		713				
2	Harbor Hills (family/senior)	26607 S. Western Ave., Lomita 90717	301	CA16P002002	SS1203	1941	1941
	Total Unit Count: Harbor Hills		301				
3	Nueva Maravilla (family/senior)	4919 E. Cesar E. Chavez Ave., Los Angeles 90022	504	CA16P002004	SS1301	1943	1942
	Total Unit Count: N. Maravilla		504				
4	West Knoll (senior)	838 West Knoll Ave., West Hollywood 90069	136	CA16P002014	SS3001	1977	1979
4	Palm Apartments (senior)	959 Palm Ave., West Hollywood 90069	127	CA16P002014	SS3002	1978	1979
	Total Unit Count: West County 1		263		Admin Project XX0939		
5	Marina Manor I (senior)	3401 Via Dolce, Marina Del Rey 90292	112	CA16P002013	SS3003	1983	1984
5	Marina Manor II (senior)	3405 Via Dolce, Marina Del Rey 90292	71	CA16P002027	SS3003	1983	1984
5	Ocean Park (family/senior)	175 Ocean Park Boulevard, Santa Monica 90405	22	CA16P002018	SS3006	1947	1986
5	Monica Manor (family)	1901-1909 11th Street, Santa Monica 90405	19	CA16P002097	SS3007	1987	1989
	Total Unit Count: West County 2		224		Admin Project XX0939		
6	Orchard Arms (senior)	23410-23540 Wiley Canyon Rd., Valencia 91355	183	CA16P002030	SS2001	1980	1980
6	Foothill Villa (senior)	2423 Foothill Boulevard, La Crescenta 91214	62	CA16P002029	SS2002	1981	1982
6	Quartz Hill I (family)	5028 West Avenue L-12, Quartz Hill 93536	20	CA16P002062	SS2003	1984	1984
6	Quartz Hill II (family)	42051 51th Street West, Quartz Hill 93536	20	CA16P002069	SS2003	1984	1984
	Total Unit Count: North County		283		Admin Project XX0820		
7	Francisquito Villa (family)	14622 Francisquito Ave., La Puente 91746	89	CA16P002015	SS4002	1979	1980
7	Carmelita Avenue (senior)	354-354 So. Carmelita Ave., Los Angeles 90063	2	CA16P002091	SS4003	1955	1985
7	McBride Avenue (family)	1229 So. McBride Ave., Los Angeles 90023	4	CA16P002021	SS4004	1968	1984
7	Williamson Avenue (family)	706-708 1/2 So. Williamson Ave., Los Angeles 90022	4	CA16P002020	SS4005	1972	1983
7	Triggs Street (family/senior)	4432-4434 1/2 Triggs St., Los Angeles 90023	4	CA16P002097	SS4006	1964	1983
7	Simmons Avenue (family)	927 So. Simmons Ave., Los Angeles 90022	4	CA16P002021	SS4007	1939	1983
7	4th & Mednick (family)	341 So. Mednick Ave., Los Angeles 90022	2	CA16P002034	SS4009	1985	1985
7	Arizona & Olympic (family)	1003-1135 So. Arizona Ave., Los Angeles 90022	18	CA16P002048	SS4010	1984	1985
7	Whittier Manor (senior)	11527 Slauson Ave., Whittier 90606	49	CA16P002033	SS4011	1985	1982
7	Herbert Ave (senior)	133 Herbert Ave., Los Angeles 90063	46	CA16P002058	SS4012	1985	1984
7	Sundance Vista (family)	10850 Laurel Ave., Whittier 90605	41	CA16P002156	SS4014	1989	1989
	Total Unit Count: East County		263		Admin Project XX0940		
8	El Segundo I (family)	1928/3749 E. El Segundo Blvd., Compton 90222	30	CA16P002023	SS5001	1972	1982
8	South Bay Gardens (seniors)	230 E. 130th St., Los Angeles 90061	100	CA16P002032	SS5002	1982	1983
8	1115-16 W. 90th St. (family)	1115-16 W. 90th St., Los Angeles 90044	18	CA16P002091	SS5005	1970	1984
8	El Segundo II (2140) (family)	2140-2144 1/2 E. El Segundo Blvd., Compton 90222	13	CA16P002052	SS5015	1982	1985
8	El Segundo II (2141) (family)	2141-2145 E. El Segundo Blvd., Compton 90222	5	CA16P002061	SS5015	1985	1985
8	9104-18 S. Bandera St. (family)	9104-18 S. Bandera St., Los Angeles 90002	8	CA16P002080	SS5016	1983	1983
8	1535 E. 83rd Street (family)	1535 E. 83rd St., Los Angeles 90002	2	CA16P002080	SS5017	1985	1985
8	1615-17 E. 87th Street (family)	1615-17 E. 87th St., Los Angeles 90002	4	CA16P002067	SS5018	1982	1985
8	8739 Beach St. (88th & Beach) (family)	8739 Beach St., Los Angeles 90002	4	CA16P002056	SS5019	1982	1985
8	4212-20 E. Addington Street (family)	4212-20 E. Addington St., Compton 90221	3	CA16P002071	SS5020	1982	1984
8	W. Imperial (family)	1221 & 1309 E. Imperial Hwy., Los Angeles 90044	9	CA16P002132	SS5026	1991	1992
8	Athens (family)	1120 W. 107th St., 1310 W. 110th St., & 11104 S. Normandie Ave., Los Angeles 90044	10	CA16P002127	SS5027	1988	1996
8	1527 E. 84th (family)	1527 E. 84th St., Los Angeles 90001	4	CA16P002107	SS5029	1998	1998
8	Jarvis Avenue (family)	12920 Jarvis Ave., Los Angeles 90061	1	CA16P002107	SS5030	1997	1997
8	Woodcrest I (family)	1239 W. 109th St., Los Angeles 90044	10	CA16P002066	SS5003	1983	1984
8	Woodcrest II (family)	1245 W. 109th St., Los Angeles 90044	10	CA16P002090	SS5003	1983	1984
8	1101-09 W. 91st (family)	1101-09 W. 91st St., Los Angeles 90044	16	CA16P002021	SS5006	1965	1983
8	1232-34 E. 119th (family)	1232-34 E. 119th St., Los Angeles 90059	2	CA16P002021	SS5007	1955	1986
8	1231-33 E. 61st (family)	1231-33 E. 61st St., Los Angeles 90001	6	CA16P002021	SS5008	1961	1983
8	1100 W. 106th Street (family)	1100 W. 106th St., Los Angeles 90044	10	CA16P002021	SS5009	1970	1984
8	1104 W. 106th Street (family)	1104 W. 106th St., Los Angeles 90044	10	CA16P002020	SS5009	1970	1984
8	1320 W. 107th (family)	1320 W. 107th St., Los Angeles 90044	18	CA16P002021	SS5010	1970	1984
8	11431-463 S. Normandie (family)	11431-463 S. Normandie Ave., Los Angeles 90047	28	CA16P002020	SS5011	1970	1984
8	1027-33 W. 90th (family)	1027-33 W. 90th St., Los Angeles 90044	6	CA16P002078	SS5014	1983	1986
8	W. 106th Street & Budlong (family)	1334-38 W. 106th St., 9410 & 11126 Budlong Ave., Los Angeles 90044	11	CA16P002079	SS5021	1983	1985
8	W. 94th & 95th Street (family)	1035-37 1/2 W. 94th St. & 1324 W. 95th St., Los Angeles 90044	8	CA16P002060	SS5022	1983	1985
8	W. 105th & 106th (family)	1336-40 W. 105th St. & 1057 W. 106th St., Los Angeles 90044	13	CA16P002124	SS5024	1991	1991
8	Century Wilton (family)	10025 Wilton Place, Los Angeles 90047	40	CA16P002020	SS5025	1965	1984
8	11248 S. Budlong (family)	11248 S. Budlong, Los Angeles 90044	6	CA16P002138	SS5028	1991	1996
8	11117 & Firmona	11117 & 11119 Firmona Ave., Lennox 90304	2	Pending	SS5031	1967	2008
8	Unisley	4621 & 4625 Linsley St., Compton 90221	2	CA16P002157	SS5032	1967	2008
	Total Unit Count: South County		404		Admin Project XX0950		
Total Housing Authority-Owned - Conventional			2,962				
City of Lomita - Conventional	Lomita Manor (senior)	24925 Walnut St., Lomita 90717	76		SS1204	1985	1985
Non-Conventional Housing							
	Kings Road JPA (senior)	800-801 N. Kings Road., West Hollywood 90069	106	122-94014	UU0001	1980	1980
	Lancaster Homes (senior)	711-737 W. Jackson St., Lancaster 93534	120	122-94013	UU0002	1978	1979
	Santa Monica RCHP (family)	1855 9th St., 1450 14th St., & 2006 20th St., Santa Monica 90405	41	80-RHC-008	SS3005	1983	1984
	Villa Nueva RHCP (family)	958-676 S. Ferris Ave., Los Angeles 90022	21	80-RHC-008B	SS4013	1985	1985
	Willowbrook (family)	11718-11740 Willowbrook Ave., Los Angeles 90044	8	CA16-M000-385	SS6001	1975	1990
	Ujima Village (family/senior)	941 E. 126th St., Los Angeles 90059	300	CA16-E000-028	SS8001	1971	1995
Total Number of Units- Non Conventional			596				
Total Number of Units- HM			3,636				

**Modernization Construction Activity to be completed  
in FY 2008-09**

- 1 106th Street- Fire damage & rehab
- 2 1101-1104 W. 106th Street - Drainage project
- 3 Arizona & Olympic/-Smoke Detectors
- 4 Carmelitos - Replace interior stair treads
- 5 Carmelitos Senior - Hallway painting and repairing stairs
- 6 Carmelitos Senior - Replace carpet
- 7 Carmelitos-Replace Gas Lines Phase IV
- 8 Foothill Villa - Replace flooring
- 9 Francisquito-Replace carpet
- 10 Francisquito-Replace smoke detectors/exit signs
- 11 Francisquito-Replace windows and blinds
- 12 Harbor Hills - Remodel kitchens Phase I
- 13 Herbert-Fire Alarm
- 14 Herbert-Replace carpet
- 15 Linsley and Firmona - General rehab.
- 16 Marina Manor I & II - Replace elevators
- 17 Marina Manor- Install awnings
- 18 Marina Manor-Replace smoke detectors & exit signs
- 19 McBride-Paint Building exterior
- 20 Ocean Park-Termite Abatement
- 21 Palm-Replace smoke detectors
- 22 Palm-Upgrade Elevator
- 23 Quartz Hill-Replace air conditioners
- 24 Scattered Sites - Replace gates at 13 sites
- 25 South Bay Gardens-Replace Elevator
- 26 SSS-CCTV at 4 sites
- 27 Sundance Vista - Install irrigation and replace rear yard fencing
- 28 Westknoll-Replace smoke detectors
- 29 Whittier Manor - Replace stair treads
- 30 Whittier Manor-Entry Door Replacement

**30 Construction Contracts at 33 Housing Developments**

**Modernization Construction Activity anticipated to be completed  
in FY 2009-10**

- 1 Carmelitos- Parking Lots
- 2 Carmelitos Senior-ADA Kitchen remodels/smoke detectors
- 3 Carmelitos-Raised Garden Beds
- 4 Carmelitos-Resurface Playground
- 5 Foothill Villa-Elevator Upgrade
- 6 Foothill Villa-Replace smoke detectors
- 7 Francisquito Villa - Upgrade elevators
- 8 Harbor Hills - Remodel kitchens Phase II & III
- 9 Harbor Hills-Parking Lots
- 10 Harbor Hills-Resurface Playground
- 11 Herbert - Upgrade elevator
- 12 Lomita Manor-Elevator Upgrade
- 13 Lomita Manor-Replace boilers/trash chutes
- 14 Lomita Manor-Replace roof
- 15 Maravilla (Rosas)- Build Bridges to connect buildings
- 16 Maravilla (Rosas)-Upgrade Elevator
- 17 Maravilla- Parking Lots
- 18 Marina Manor I & II - Replace security gates
- 19 Ocean Park - Replace wall heaters
- 20 Ocean Park-Remodel kitchens/bathrooms
- 21 Ocean Park-Repair Stucco
- 22 Orchard Arms- Replace boilers/copper piping
- 23 Orchard Arms- Smoke detectors
- 24 Orchard Arms-Elevator Upgrade
- 25 Orchard Arms-Repave driveway
- 26 Quartz Hill-Replace water valves
- 27 SSS-Vacant Unit Rehab at 4 sites
- 28 Whittier Manor- Smoke detectors
- 29 Whittier Manor-Elevator Upgrade
- 30 Woodcrest-Replace Roof

**Anticipating 30 Construction Contracts at 24 Housing Developments**

09-10 Budget\_Construction Projects



**Housing Authority - County of Los Angeles**

FOR YOUR INFORMATION ONLY

July 22, 2009

TO: Housing Commissioners

FROM: Margarita Lares, Director, Assisted Housing Division

RE: **FSS PROGRAM UPDATE – JUNE 2009**

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Public Housing residents and Housing Choice Voucher Program participants achieve economic independence and self-sufficiency.

**FSS Staff continued to move the program forward through the following:**

- Recruited 4 new applicants for the program.
- Enrolled 5 new participants from the Family Self Sufficiency Waiting List.
- Received 5 requests to graduate from the Family Self Sufficiency program.
- Attended the monthly partnership meeting and continued to coordinate partnership activities with the HUB Cities WorkSource Center.
- Disseminated resource information on the WorkSource Network and Adult Education program during recruitment and case management activities.
- Referred 2 participants to job leads, utilizing the FSS employment network job board.
- Referred 7 FSS participants to the SASSFA, HUB Cities, Southeast LA-Crenshaw and L.A. Works WorkSource Centers for job search, training information, seminars, interview techniques and resume writing.
- Provided 1 Money Smart credit repair packet to a FSS participant, at her request.
- Provided 4 Money Smart budgeting packets to participants, at their request.
- Referred 3 FSS participants to the CDC Home Ownership Program (HOP) per the tenant's request.
- Signed non binding, non-financial partnership agreement with Long Beach Job Corps.



FSS Program Update- June 2009  
July 22, 2009  
Page 2

- Administratively graduated a total of 7 persons in June; increasing the total number of graduates to a total of 52 for fiscal year 2008 - 2009. Graduation ceremonies are scheduled to take place in July.

If you have any questions, please feel free to contact me at (562) 347-4837.

ML:DJ:WB:RM:dt

## **Community Development Commission**

June 30, 2009

FOR YOUR INFORMATION ONLY

TO: Each Supervisor

FROM: Sean Rogan, Executive Director



SUBJECT: **UPDATE ON THE PURSUIT AND IMPLEMENTATION OF FUNDING MADE AVAILABLE IN H.R. 1, THE AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) OF 2009**

On March 31, 2009, the Board of Supervisors requested that the Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA) report on the efforts to apply for, or take the necessary steps to accept, each category of funding contained within ARRA that the CDC/HACoLA is eligible to receive, either by formula or by competitive grant application. This memorandum contains the most updated information pursuant to that request.

### **ARRA Funding Opportunities**

#### **Public Housing Capital Fund (CF) - See funding amounts below.**

Both formula and competitive funding grants are available for the CF in ARRA. The funding is available for the capital and management needs of public housing agencies (PHAs), except the use of funds cannot be for operations or rental support. There is a 10% administrative cap on the formula funds, however, at this time we have only budgeted for \$100,000.

#### **Formula Grant - \$7,401,512 (by formula)**

Applying for the Funds: The U.S. Department of Housing and Urban Development (HUD) published a Notice of Funding Availability (Notice) for the CF formula funds on March 18, 2009. On March 31, 2009, the Board of Commissioners approved a motion to accept the grant funds, and funding became available to the HACoLA on May 14, 2009.

Using the Funds: Use of these funds will be for security improvements, energy efficiency work measures, preventive maintenance, and general improvements at 12 public housing developments comprised of 2,500 public housing units. Since the last Board Memo, the HACoLA has obligated an additional \$144,888 for the window replacement project at the Francisquito Villa senior housing development. This brings the total contracted amount to \$1,044,888 for various public housing improvements.

Funding & Expenditure Levels: Of the \$3 billion made available nationally, HUD granted \$7.4 million by formula to the HACoLA. The HACoLA must obligate 100% of the funds within 1 year, expend 60% of the funds in 2 years, and complete 100% of the fund expenditures in 3 years. As of June 24, 2009, the HACoLA has expended \$924,168.

***Competitive Grant - (Of the total \$995 million available, the HACoLA has applied for \$16,475,000 - \$11,848,000 was previously reported.)***

Applying for the Funds: On June 3, 2009, HUD issued a new CF competitive funds Notice that superseded the Notice published on May 7, 2009. As pointed out in the last update, the original Notice set up restricted funding eligibility for PHAs. Because of efforts by PHAs and national advocacy organizations, such as the Council of Large Public Housing Authorities (CLPHA), HUD withdrew the normative expenditure rate requirement for past CF awards. In addition, HUD limited the funds available to "high performer" PHAs, allowing for a more equitable distribution of funds to "standard performer" agencies. HUD also changed the deadline for submission of the applications.

On June 22, 2009, the HACoLA applied for funding from the 2 funding categories below.

- Improvements Addressing the Needs of the Elderly and/or People with Disabilities - To improve public housing units for the elderly and/or people with disabilities, and/or to create community facilities for the delivery of supportive services.
- Public Housing Transformation - To transform distressed public housing projects in low-poverty neighborhoods through new construction or rehabilitation.

Using the Funds: If granted, the HACoLA will use the funding for the upgrade of its inventory of accessible units. The HACoLA will make improvements to meet the Americans with Disabilities Act (ADA, Section 504) code compliance through improvements such as modernization of elevators and repairs to tenant parking lots. In addition, the HACoLA will seek funding for improvements to the electric and irrigation systems and landscaping improvements at the HACoLA's major public housing developments.

Funding & Expenditure Levels: HUD will grant \$995 million nationally by competition. HUD will make awards by September 30, 2009. If awarded, the HACoLA must obligate 100% of the funds within 1 year of the date in which funds become available to an agency for contracts. HUD requires the HACoLA to use at least 60% of the funds within 2 years and 100% of the funds within 3 years. There are no expenses to date.

***Community Development Block Grant (CDBG) - \$8,080,528 (by formula) (\$7,977,162 was previously reported.)***

HUD granted CDBG ARRA (CDBG-R) funding by formula. Eligible uses of the funding align with the existing CDBG program. In this, local governments can undertake a wide range of activities intended to create suitable living environments, provide decent affordable housing, and create economic opportunities, mainly for people of low- and moderate-income. There is a 10% administrative cap on the use of CDBG-R funds.

Applying for the Funds: Although HUD released the formula grant in February of 2009, HUD did not release the Notice for CDBG-R funding until May 5, 2009. The CDC submitted an amendment to the CDBG Program Year 2008 Action Plan (as required by ARRA) on June 5, 2009, after receiving approval from the Board on June 2, 2009. Upon receiving a "Congressional release of funds," the local HUD office will send the grant agreements to the CDC. The CDC expects to receive the agreements around August 1, 2009.

**Using the Funds:** The CDC has worked with the participating cities and Supervisorial Districts to identify eligible funding uses under CDBG-R. The CDC will present the projects to the Board for approval on July 21, 2009.

**Funding & Expenditure Levels:** Of the \$1 billion made available nationally, HUD granted \$8 million by formula to the CDC for the CDBG-R program. The CDC must use the entire grant of CDBG-R funds by September 30, 2012. The CDC must report on the number of jobs created and maintained, if applicable, as well as the regular CDBG accomplishments and performance measures for the program. As the program has not begun, there are no expenses to date.

**Neighborhood Stabilization Program 2 (NSP2) - (Of the total \$2 billion available, the CDC will apply for \$61 million.)**

HUD will grant NSP2, numbered because it is the second round of NSP funding (the first was through the Housing and Economic Recovery Act of 2008), by competition. Allowable uses include acquisition, disposition, direct homeownership support, housing rehabilitation, clearance (for blighted structures only), new housing construction, and housing counseling. There is a 10% administrative cap on use of NSP2 funds.

**Applying for the Funds:** HUD released a Notice for NSP2 competitive funding on May 7, 2009. The CDC is planning to apply for \$61 million to continue the HERO first-time homebuyer program (HERO) and Infill Sites Rental programs on July 10, 2009.

**Using the Funds:** The CDC will use NSP2 funding to supplement its NSP1 program, which includes the HERO and Rental Infill Sites activities for tenants below 50% of the area medium income (AMI).

**Funding & Expenditure Levels:** Of the \$2 billion made available nationally by competition. All selected applicants will be notified by December 1, 2009. Once received, 50% of the funds must be used within 2 years, and 100% in 3 years. There are no expenses to date.

**Homelessness Prevention and Rapid Re-Housing Program (HPRP) - \$12,197,108 (by formula)**

HUD granted HPRP funding by formula. Eligible uses include financial assistance, housing relocation and stabilization services, data collection and evaluation, as well as administration. There is a 5% administrative cap on the use of HPRP funds.

**Applying for the Funds:** HUD released the Notice on the funding on March 19, 2009. The CDC completed the application and the Board approved submittal to HUD at the April 28, 2009 meeting. The CDC submitted a completed application to HUD on May 18, 2009. A grant agreement is expected to be executed by September 1, 2009.

**Using the Funds:** The CDC worked with various County Departments to develop a list of funding activities. The Board is scheduled to approve the projects on July 7, 2009.

**Funding & Expenditure Levels:** Of the \$1.5 billion made available nationally, HUD will grant \$12.1 million by formula to the CDC. Once received, 60% of the funds must be used within 2 years, and 100% in 3 years. There are no expenses to date.

**Green Retrofit Program for Multifamily Housing - (Of the total \$2 billion available, the CDC has applied for \$2.26 million.)**

HUD will award funding for the Green Retrofit Program for Multifamily Housing through loans and grants. Up to \$15,000 is available for each residential unit (with an expected average of \$10,000 for each unit) to reduce energy costs (more efficient heating and cooling systems) and water use (low-flow faucets and toilets). Also, funds can be used to improve indoor environmental quality (low-VOC products), and provide other environmental benefits (materials with recycled content, reflective roofing to reduce heat-island affects). There is no administrative cap.

**Applying for the Funds:** HUD released a Notice on the Green Retrofit Program for Multifamily Housing on May 13, 2009. On June 15, 2009, the HACoLA submitted 2 applications - one for funding for the Kings Road site requesting \$1.06 million and one for funding for the Lancaster Homes site requesting \$1.2 million.

**Using the Funds:** The HACoLA plans to pursue funding for the modernization and rehabilitation of the developments.

**Funding & Expenditure Levels:** Of the \$250 million made available nationally by competition, the HACoLA applied for \$2.26 million total. If granted funding, HUD will begin obligating funds by September 2009. The HACoLA expects to begin making improvements immediately following, as all work must be completed within 2 years. There are no expenses to date.

**Juvenile Justice and Crime Prevention Program (JJCPA)/Edward Byrne Memorial Competitive Grant Program - (Of the total \$225 million available, the CDC has applied for \$974,283.)**

The U.S. Department of Labor (DOL) will grant Edward Byrne Memorial Competitive Grant Program funding by competition. This funding is available to aid state, local, and tribal jurisdictions in improving the criminal justice system, providing support to victims of crime (other than compensation), and supporting communities in preventing drug abuse as well as crime. In addition, ARRA allows Byrne Memorial Competitive Grant funding for "youth mentoring grants." The CDC seeks a 10% administrative allowance.

**Applying for the Funds:** The CDC filed an application on April 27, 2009, and may be 1 of several County Departments applying for these funds.

**Using the Funds:** If awarded, the funds will be used to support existing JJCPA programs.

**Funding & Expenditure Levels:** Of the \$225 million made available nationally by competition, the CDC has applied for \$974,283. There are no expenses to date.

Each Supervisor  
June 30, 2009  
Page 5

If you have any questions, please contact me at (323) 890-7400, or Terry Gonzalez, Director, CDBG Division, at (323) 890-7150.

SR\TG\SH\nm

H:\1 Legislation\Congress\Current Legislation\HR 1- American Recovery & Reinvestment Act 2009 (ARRA)\4 Monthly Board Report on Fund Spending\090630\090630 ARRA Board Update SW (6).doc

c: Each Deputy  
Lari Sheehan, Deputy Chief Executive Officer, Chief Executive Office  
Ellen Sandt, Deputy Chief Executive Officer, Chief Executive Office  
Miguel Santana, Deputy Chief Executive Officer, Chief Executive Office  
Sachi A. Hamai, Executive Officer, Chief Executive Office  
Lisa Rizzo, Principal Analyst, Chief Executive Office  
Scott Wiles, Special Assistant, Chief Executive Office  
Jenny Serrano, Program Specialist, Chief Executive Office



**From:** Elisa Vasquez  
**Sent:** Monday, July 06, 2009 9:47 AM  
**To:** Directors/Managers  
**Cc:** Daniel Rofoli; Debra Solis; Elisa Vasquez; Geoffrey Siebens; Gloria Ramirez; Grace Thamawatanakul; Gregg Kawczynski; Joan Wall; Jose Pilpa; Lynna Ochoa; Marcie Miranda; meiwen fang; Nicholas Teske; Raymond Webster; Samantha Harrison  
**Subject:** Legislative Update  
Hello,

## FOR YOUR INFORMATION ONLY

Below please find an update on State and Federal legislative activity. Please let me know if you have any questions.

### **State Budget**

As the State Legislature failed to pass a budget last Tuesday, June 30<sup>th</sup>, the end of the fiscal year, Governor Schwarzenegger declared a fiscal state of emergency. The state will begin issuing its first IOUs since 1992 and requiring state workers to take three days off per month. Further, California's deficit has widened from what was already a whopping \$24.3 billion -- more than a quarter of its general fund.

The State Assembly passed their version of the budget on June 25<sup>th</sup>, and the bill remains in the Senate. Governor Schwarzenegger and legislative leaders remained at an impasse after meeting last night for nearly three hours, but they plan to resume discussions today at 9:00 a.m.

### **Federal Budget**

As reported last month, the House T-HUD Appropriations Subcommittee plans to markup the FFY 2010 THUD appropriations bill on July 15<sup>th</sup>, to be followed by full committee mark up on July 21<sup>st</sup>, and House floor action on July 28<sup>th</sup>. The Senate Appropriations Committee has not set a schedule for its version of the FFY 2010 spending plan.

### **Federal Legislation**

On June 25, 2009, Rep Maxine Waters (D-Calif.-35th) and Rep. Barney Frank (D-Mass.-4th) introduced the "Section Eight Voucher Reform Act (SEVRA) of 2009" (H.R. 3045) which was referred to the House Committee on Financial Services. The bill is currently being reviewed by IGR as well as the Assisted Housing and Housing Management Divisions. We had previously reviewed draft versions of the legislation, which were similar to the 2007 version of SEVRA and favorable to HACoLA.

IGR will continue to monitor and report on these and any other relevant legislative matters.

Thanks,  
Elisa



**HOUSING AUTHORITY  
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

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**Gloria Molina  
Mark Ridley-Thomas  
Zev Yaroslavsky  
Don Knabe  
Michael D. Antonovich**  
Commissioners

**Sean Rogan**  
Executive Director

July 22, 2009

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 Coral Circle  
Monterey Park, California 91755

Dear Commissioners:

**APPROVE CONSTRUCTION CONTRACT FOR OCEAN PARK SITE  
IMPROVEMENTS PROJECT IN SANTA MONICA (DISTRICT 3)**

**SUBJECT**

This letter recommends approval of a Construction Contract (Contract) with AZ Home, Inc. to complete interior and exterior improvements for the Ocean Park housing development in the City of Santa Monica.

**IT IS RECOMMENDED THAT YOUR COMMISSION:**

1. Recommend that the Board of Commissioners find that the approval of a Contract for interior and exterior improvements at the Ocean Park housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners award and authorize the Executive Director to execute, administer, implement, and if necessary, terminate a Contract in the amount of \$499,544 to AZ Home, Inc. to complete the interior and exterior improvements at the Ocean Park housing development, following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners authorize the Executive Director to fund the Contract with a total of \$499,455 in Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's





approved Fiscal Year 2009-2010 budget for this purpose; and authorize the Executive Director to approve Contract change orders not to exceed \$99,891 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to award a Contract to complete interior and exterior improvements at the Ocean Park housing development. Currently the exterior and interior of the buildings at Ocean Park need extensive rehabilitation.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund. The Housing Authority will fund the improvements with \$499,455 in Capital Fund Program funds allocated by HUD and included in the Housing Authority's approved Fiscal Year 2009-2010 budget. A contingency in the amount of \$99,891 is also being set aside for unforeseen costs, using the same source of funds.

A 20% contingency is recommended because exterior and interior improvement work often involves damage that extends further than initially identified in the scope of work.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Ocean Park housing development is located at 175 Ocean Park Boulevard in the City of Santa Monica, and is comprised of 22 affordable units for senior and families. The scope of work for the Ocean Park housing development includes the following improvements: remodel of 22 kitchens, including the replacement of cabinetry, countertops, sink, plumbing fixtures, flooring and lighting fixtures; partial remodel of bathrooms, including reglazing of existing cast iron tubs, replacement of bathroom vanities and lighting fixtures; units with a fiberglass tub and surround piece will have the tub replaced with a new cast iron tub and ceramic tile and the existing flooring will be replaced with linoleum; painting the exterior of the two buildings and the perimeter block wall; repair of fascia boards, gutters and downspouts; replacement of unit porch lights and the existing access panels.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, AZ Home, Inc. will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

The Housing Authority has selected AZ Home, Inc. to complete the exterior improvements. The Contract has been approved as to form by County Counsel and executed by AZ Home, Inc.

### **CONTRACTING PROCESS**

On May 19, 2009, the Housing Authority initiated an outreach to identify a contractor to complete the work at the subject properties. Invitations for Bids were mailed to all 606 Class B licensed contractors identified from the Housing Authority's vendor list. Advertisements also appeared in seven local newspapers and on the County WebVen website. Thirty-four bid packages were requested and distributed.

On June 19, 2009, ten bids were received and formally opened. The lowest bidder, International Images, Inc. withdrew their bid. The next lowest bidder, AZ Home, Inc. was determined to be the most responsive and responsible and is being recommended for the Contract award. The Summary of Outreach Activities is provided as Attachment A.

### **ENVIRONMENTAL DOCUMENTATION**

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (a) (3) (ii), this action is excluded from the National Environmental Policy Act (NEPA) because it involves activities that will not alter existing environmental conditions. The action is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15301 because the project involves negligible or no expansion of an existing use and does not have the potential for causing a significant effect on the environment.

### **IMPACT ON CURRENT PROJECT**

The award of the Contract will improve the bathroom and kitchens and the exterior appearance of the Ocean Park housing development and continue to provide the residents with decent, safe and sanitary living conditions.

Respectfully submitted,

  
for SEAN ROGAN  
Executive Director

Attachments: 2

## ATTACHMENT A

### Summary of Outreach Activities

#### Ocean Park Improvements Project

On May 19, 2009, the following outreach was initiated to identify a contractor for the exterior improvements at the Ocean Park housing development located at 175 Ocean Park Boulevard in the City of Santa Monica.

#### A. Newspaper Advertising

Announcements appeared in the following seven local newspapers:

Dodge Construction News	La Opinion
Eastside Sun	Los Angeles Sentinel
International Daily News	Los Angeles Times
The Daily News	

An announcement was also posted on the CDC's website.

#### B. Distribution of Bid Packages

The Housing Authority's vendor list was used to mail out Invitations for Bids to 606 B-licensed contractors, of which 430 identified themselves as businesses owned by minorities or women (private firms which are 51 percent owned by minorities or women, or publicly-owned businesses in which 51 percent of the stock is owned by minorities or women). As a result of the outreach, thirty-four bid packages were requested and distributed.

#### C. Pre-Bid Conference and Site Walk

On June 2, 2009 a mandatory pre-bid conference and site walk was conducted. Fifty firms were in attendance.

#### D. Bid Results

On June 19, 2009, a total of ten bids were received and publicly opened. The bid result was as follows:

<u>Company</u>	<u>Bid Amount</u>
*International Images, Inc.	\$354,763.00
AZ Home, Inc.	\$499,455.00
*Union Construction	\$514,640.00

Coleman Construction	\$523,350.00
*FEI Enterprises, Inc.	\$551,524.00
Tek Up Construction	\$556,272.00
*Zohar Marble	\$564,960.00
CAS General Contractor	\$621,350.00
Western Group Construction	\$630,224.40
Cal-City Construction	\$661,618.00

\*Minority Firms

E. Minority/Female Participation – Selected Contractor

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
AZ Home, Inc.	Non-Minority	Total: 15 15 Minorities 2 Women 100% Minorities 13% Women

F. Minority/Female Participation – Contractors Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
International Images, Inc.	Minority	Total: 5 5 Minorities 1 Women 100% Minorities 20% Women
Union Construction	Minority	Total: 4 4 Minorities 0 Women 100% Minorities 0% Women
Coleman Construction	Not Indicated	Total: 4 4 Minorities 2 Women 100% Minorities 50% Women
FEI Enterprises, Inc.	Minority	Total: 16 14 Minorities

		4 Women 87.5% Minorities 25% Women
Tek Up Construction	Non-Minority	Total: 4 2 Minorities 1 Women 50% Minorities 25% Women
Zohar Marble	Minority	Total: 10 10 Minorities 1 Women 100% Minorities 10% Women
C.A.S. General Contractor Contractors Inc.	Minority	Total: 4 4 Minorities 0 Women 100% Minorities 0% Women
Western Group, Inc.	Non-Minority	Total: 19 14 Minorities 2 Women 74% Minorities 11% Women
Cal – City Construction, Inc.	Minority	Total: 20 20 Minorities 2 Women 100% Minorities 10% Women

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

### Contract Summary

**Project Name:** Ocean Park Improvements  
**Location:** 175 Ocean Park Blvd  
**Bid Number:** CDC09-092  
**Bid Date:** June 19, 2009  
**Contractor:** AZ Home, Inc.  
**Services:** Remodel of kitchens, including the replacement of cabinetry, countertops, sink, plumbing fixtures, flooring and lighting fixtures, partial remodel of bathrooms, including reglazing of existing cast iron tubs, replacement of bathroom vanities and lighting fixtures; at units with a fiberglass tub and surround piece will have the tub surround replaced with a new cast iron tub and new ceramic tile surround and the existing flooring will be replaced with linoleum; paint the exterior of the two buildings, paint the perimeter block wall, repair fascia boards, gutters and downspouts, replacement of unit porch lights, and replacement of existing access panels

**Contract Documents:** Part A – Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, and Other Statements of Bidder; all Addenda to the Contract Documents.

**Time of Commencement and Completion:** The work to be performed under this Contract shall be commenced within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within one hundred fifty (150) calendar days following the required commencement date.

**Liquidated Damages:** In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Four Hundred Dollars and Zero Cents (\$400.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

**Contract Sum:** The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **Four Hundred Ninety-nine Thousand Four Hundred Fifty-five Dollars and Zero Cents (\$499,455.00)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

**Contract Contingency:** \$99,891.00



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Michael D. Antonovich**  
*Commissioners*

**Sean Rogan**  
*Executive Director*

July 22, 2009

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 Coral Circle  
Monterey Park, California 91755

Dear Commissioners:

**APPROVE CONSTRUCTION CONTRACT FOR PLAYGROUND IMPROVEMENTS AT  
THE CARMELITOS HOUSING DEVELOPMENT IN THE CITY OF LONG BEACH AND  
THE HARBOR HILLS HOUSING DEVELOPMENT IN THE CITY OF LOMITA  
(DISTRICT 4)**

**SUBJECT**

This letter recommends approval of a Construction Contract (Contract) with HJ Hunsaker Construction, Inc. dba HH Construction for playground improvements at the Carmelitos housing development in the City of Long Beach and the Harbor Hills housing in the City of Lomita.

**IT IS RECOMMENDED THAT YOUR COMMISSION:**

1. Recommend that the Board of Commissioners find that the approval of a Contract for playground improvements at the Carmelitos and Harbor Hills housing developments is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners award and authorize the Executive Director to execute, administer, implement and if necessary terminate a Contract in the amount of \$182,710 to HJ Hunsaker Construction, Inc. dba HH Construction, to complete playground improvements at the Carmelitos and Harbor Hills housing developments, following approval as to form by County Counsel.



3. Recommend that the Board of Commissioners authorize the Executive Director to fund the Contract with a total of \$125,000 in Community Development Block Grant (CDBG) funds allocated to the Fourth Supervisorial District and \$57,710 in Capital Fund Program funds allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2009-2010 budget for this purpose; and authorize the Executive Director to approve Contract change orders not to exceed \$36,542 for unforeseen project costs, using Capital Fund Program funds and following approval as to form by County Counsel.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to award a Contract to renovate one playground at the Carmelitos housing development and three playgrounds at the Harbor Hills housing development. Currently the playgrounds are deteriorating and need new equipment and flooring.

#### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund. The Housing Authority will fund the improvements with \$125,000 in CDBG funds allocated to the Fourth Supervisorial District and \$57,710 in Capital Fund Program funds allocated by HUD and included in the Housing Authority's approved Fiscal Year 2009-2010 budget. A 20% contingency, in the amount of \$36,542, is also being set aside for unforeseen costs, using Capital Fund Program funds.

A 20% contingency is needed due to the nature of rehabilitation improvement work and other associated construction items. There are often unforeseen conditions that extend further than initially identified in the scope of work.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The scope of work for the playground improvements at the Carmelitos and Harbor Hills housing developments includes the removal of existing playground structures; patch, repair and reinstallation of existing playground surfaces; installation of new structures and play structure components; installation of new concrete pad, rubber surfacing and base materials; and other associated work.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, HJ Hunsaker Construction, Inc. dba HH Construction will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD



assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

The Housing Authority has selected HJ Hunsaker Construction, Inc. dba HH Construction to renovate the Carmelitos and Harbor Hills housing development playgrounds. The Contract has been approved as to form by County Counsel and executed by HJ Hunsaker Construction, Inc. dba HH Construction. On July 22, 2009, the Housing Commission recommended approval of the Contract award.

### **CONTRACTING PROCESS**

On April 22, 2009, the Housing Authority initiated an outreach to identify a contractor to complete the work at the subject properties. Invitations for Bids were mailed to all 621 Class B licensed contractors identified from the Housing Authority's vendor list. Advertisements also appeared in eight local newspapers and on the County WebVen website. Twenty-one bid packages were requested and downloaded from the CDC's Website.

On May 22, 2009, four bids were received and formally opened. The lowest bid, submitted by ZK Construction, did not include all the required documents. The second lowest bidder, HJ Hunsaker Construction, Inc. dba HH Construction, was determined to be the most responsive and responsible and is being recommended for the Contract award. The Summary of Outreach Activities is provided as Attachment A.

### **ENVIRONMENTAL DOCUMENTATION**

Pursuant to Title 24 of the Code of Federal Regulations, Section 58.35 (a)(3)(ii), this action is excluded from the National Environmental Policy Act (NEPA) because it involves activities that will not alter existing environmental conditions. The action is exempt from the provisions of the CEQA pursuant to State CEQA Guidelines Section 15301 because it involves negligible or no expansion of an existing use and does not have the potential for causing a significant effect on the environment.

### **IMPACT ON CURRENT PROJECT**

The award of the Contract will improve the playgrounds of the Carmelitos and Harbor Hills housing developments and continue to provide the residents with decent, safe and sanitary living conditions.

Respectfully submitted,



*for* SEAN ROGAN  
Executive Director

Attachments: 2

## ATTACHMENT A

### Summary of Outreach Activities

#### Carmelitos and Harbor Hills Playground and Flooring Replacement Project

On April 22, 2009, the following outreach was initiated to identify a contractor for the exterior improvements at the Carmelitos housing development located at 1000 Via Wanda, Long Beach in the City of Long Beach and the Harbor Hills housing development located at 26607 S. Western Avenue in the unincorporated area of Los Angeles County.

#### A. Newspaper Advertising

Announcements appeared in the following eight local newspapers:

Dodge Construction News	Los Angeles Sentinel
Eastern Group Publications	Los Angeles Times
International Daily News	The Daily News
La Opinion	Wave Community Newspapers

An announcement was also posted on the CDC's website.

#### B. Distribution of Bid Packages

The Housing Authority's vendor list was used to mail out Invitations for Bids to 621 B-licensed contractors, of which 526 identified themselves as businesses owned by minorities or women (private firms which are 51 percent owned by minorities or women, or publicly-owned businesses in which 51 percent of the stock is owned by minorities or women). As a result of the outreach, twenty-one bid packages were requested and downloaded from the CDC's Website.

#### C. Pre-Bid Conference and Site Walk

On May 5, 2009 a mandatory pre-bid conference and site walk was conducted. Nineteen firms were in attendance.

#### D. Bid Results

On May 22, 2009, a total of four bids were received and publicly opened. The bid result was as follows:

<u>Company</u>	<u>Bid Amount</u>
ZK Construction	\$ 155,500.00
H J Hunsaker Construction, Inc. dba H H Construction	\$ 182,710.00
Micon Construction	\$ 190,404.51

CAS General Contractor

\$ 219,650.00

E. Minority/Female Participation – Selected Contractor

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
H J Hunsaker Construction, Inc. dba H H Construction	Minority	Total: 4  2 Minorities 1 Woman 50% Minorities 25% Women

F. Minority/Female Participation – Contractors Not Selected

<u>Name</u>	<u>Ownership</u>	<u>Employees</u>
ZK Construction	Non-Minority	Total: 2 0 Minorities 1 Woman 0% Minority 50% Women
Micon Construction	Minority	Total: 10 0 Minorities 5 Women 0% Minority 50% Women
CAS General Contractor	Minority	Total: 4 4 Minorities 0 Woman 100% Minorities 0% Woman

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

**Contract Summary**

**Project Name:** Carmelitos & Harbor Hills Playground and Flooring Replacement Project  
**Location:** 1000 Via Wanda, Long Beach, CA 90805 and 26607 S. Western Avenue, CA 90717  
**Bid Number:** CDC09-067  
**Bid Date:** May 22, 2009  
**Contractor:** H J Hunsaker Construction, Inc. dba H H Construction  
**Services:** Installation of new, used, and replacement of play structures and play structures components; installation of new concrete pad, rubber surfacing, and base materials; patch and repair of existing playground surfaces; and other associated work.

**Contract Documents:** Part A – Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, and Other Statements of Bidder; all Addenda to the Contract Documents.

**Time of Commencement and Completion:** The work to be performed under this Contract shall be commenced within ten (10) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within ninety (90) calendar days following the required commencement date.

**Liquidated Damages:** In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Four Hundred Dollars and Zero Cents (\$400.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

**Contract Sum:** The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **One Hundred Eighty-two Thousand Seven Hundred and Ten Dollars and Zero Cents (\$182,710)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

**Contract Contingency:** \$36,542



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*Commissioners*

**Sean Rogan**

*Executive Director*

July 22, 2009

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 Coral Circle  
Monterey Park, California 91755

Dear Commissioners:

**APPROVE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009  
PROCUREMENT AND CONTRACTING REQUIREMENTS FOR DESIGNATED  
PROJECTS (ALL DISTRICTS)**

**SUBJECT**

This letter recommends approval of the American Recovery and Reinvestment Act of 2009 (ARRA) procurement and contracting requirements. This would amend the Housing Authority's procurement and contracting policies and procedures to conform with 24 Code of Federal Regulations (CFR) Part 85.36 for ARRA-funded projects. The U.S. Department of Housing and Urban Development is directing community planning and development agencies and public housing authorities to amend their procurement standards and policies in order to expedite and facilitate the use of these funds.

**IT IS RECOMMENDED THAT YOUR COMMISSION:**

1. Recommend that the Board of Commissioners find that the approval of procurement and contracting requirements as required by ARRA, as described herein, is not subject to the provisions of the California Environment Quality Act (CEQA) because the activity is not defined as a project under CEQA.
2. Recommend that the Board of Commissioners authorize and instruct the Executive Director to amend the Housing Authority's procurement policies in order to expedite and facilitate the use of ARRA funds, in conformance with procurement requirements in 24 CFR Part 85 and the Buy American requirements of Section 1605 of ARRA.

3. Recommend that the Board of Commissioners authorize the Housing Authority to conduct informal procurement without advertisement for ARRA-funded contracts up to \$100,000, consistent with 24 CFR Part 85.
4. Recommend that the Board of Commissioners authorize the Executive Director to approve and execute contracts up to \$100,000 funded wholly or mostly with ARRA funds.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to amend the Housing Authority's procurement policies to comply with federal regulations regarding the use of ARRA funds. In addition, to expedite and facilitate the use of ARRA funds, the amended policy would allow for informal procurement without advertisement for ARRA-funded contracts up to \$100,000. The policy would also increase the Executive Director's signature authority for ARRA-funded contracts to \$100,000.

#### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On February 17, 2009, the U.S. Congress enacted the American Recovery and Reinvestment Act of 2009 (ARRA) making funds available to various County of Los Angeles (County) community development programs administered by the U.S. Department of Housing and Urban Development (HUD). HUD directs community planning and development agencies and public housing authorities to amend their procurement standards and policies in order to expedite and facilitate the use of these funds. HUD further directs that the policy amendment must be done in writing and include the Buy American requirements of Section 1605 of ARRA.

The amended policy must comply with 24 CFR Part 85, and any requirements relating to the procurement of goods and services arising under state and local laws and regulations shall not apply to ARRA funds. The Housing Authority currently meets all the requirements set by 24 CFR Part 85. Furthermore, although 24 CFR Part 85 allows for informal procurement without advertisement for contracts up to \$100,000, the Housing Authority has limited this authority to \$25,000. The amended policy would allow the Housing Authority to informally procure without advertisement for ARRA-funded contracts up to \$100,000, consistent with 24 CFR Part 85. In addition, to expedite and facilitate the use of ARRA funds, the amended policy would increase the Executive Director's signature authority for ARRA-funded contracts to \$100,000.



The Buy American provision under Section 1605 of the ARRA states that no ARRA funds may be used for a public buildings/works project unless "all iron, steel and manufactured goods used in the project are produced in the U.S."

Exceptions are allowed for cases:

- where HUD determines adherence would be "inconsistent with the public interest",
- where iron/steel/manufactures are not produced in the U.S. in sufficient and available quantities, or
- inclusion of U.S. products would increase overall project cost by 25%

The implementation of this section is expected to stimulate the economy by increasing and maintaining jobs in the United States in the steel, iron, and manufactured construction materials industries and providing new opportunities in construction and public works projects.

#### **ENVIRONMENTAL DOCUMENTATION**

This activity is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3), because it involves an administrative activity that will not have a physical impact on or result in any physical changes to the environment. The activity is also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

#### **IMPACT ON CURRENT PROGRAM**

Approval of this administrative procedure will satisfy the requirements set forth in the American Recovery and Reinvestment Act of 2009, and will facilitate and expedite the use of ARRA funds.

Respectfully submitted,

  
for SEAN ROGAN  
Executive Director



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*Commissioners*

**Sean Rogan**  
*Executive Director*

July 22, 2009

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 Coral Circle  
Monterey Park, California 91755

Dear Commissioners:

**APPROVE THE REVISED RESOLUTION FOR FINAL PAYMENT FOR THE U.S.  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S OFFICE OF  
INSPECTOR GENERAL AUDIT OF THE HOUSING CHOICE VOUCHER PROGRAM  
(ALL DISTRICTS)**

**SUBJECT**

This letter recommends approval of a revised resolution for the Housing Choice Voucher Program. This will close out Recommendation 1M of the U.S. Department of Housing and Urban Development's (HUD) Tenant Eligibility and Annual Reexaminations audit of the Housing Authority's Section 8 Housing Choice Voucher Program.

**IT IS RECOMMENDED THAT YOUR COMMISSION:**

1. Recommend that the Board of Commissioners find that the adoption of a revised resolution for the Housing Choice Voucher Program is not subject to the provisions of the California Environment Quality Act (CEQA) because the activity is not defined as a project under CEQA.
2. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a revised resolution approving the lump sum repayment of \$833,333.34 to the U.S. Department of Housing and Urban Development (HUD) to close out HUD's final audit report of the Housing Authority's Section 8 Housing Choice Voucher Program.



### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this action is to pay HUD the balance owed to close out Recommendation 1M of the HUD Office of Inspector General (OIG) Audit Report Number 2008-LA-1007 on Tenant Eligibility and Annual Reexaminations for Fiscal Year 2004-2005 and Fiscal Year 2005-2006.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund.

The Housing Authority previously negotiated a repayment agreement with HUD to pay the total of \$1,000,000, over a three-year period. Thus far, two quarterly payments, each in the amount of \$83,333.33, for April 2009 and July 2009, have been paid. The attached revised resolution will authorize the Housing Authority to pay the remaining balance of \$833,333.34 in one lump sum payment by August 31, 2009.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

HUD's final audit report number 2008-LA-1007, issued on February 8, 2008, required the Housing Authority to reimburse HUD 10% (\$3,662,972) of its Section 8 administrative fees for Fiscal Year 2004-2005 and Fiscal Year 2005-2006. In a letter dated October 23, 2008, HUD agreed to reduce the repayment amount to \$1,000,000, after an appeal by the Housing Authority, with a target repayment date of November 30, 2008.

On April 7, 2009, the Housing Authority received Board approval to enter into a repayment agreement with HUD to pay the \$1,000,000 over a three-year period. However, HUD will not officially close the audit finding until the balance is paid in full. This lump sum payment will close out the audit.

### **ENVIRONMENTAL DOCUMENTATION**

This activity is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3), because it involves an administrative activity that will not have a physical impact on or result in any physical changes to the environment. The activity is also not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

Honorable Housing Commissioners  
July 22, 2009  
Page 3

**IMPACT ON CURRENT PROGRAM**

Adoption of the attached revised resolution will satisfy Recommendation 1M of the HUD  
OIG Audit Report Number 2008-LA-1007 on Tenant Eligibility and Annual  
Reexaminations.

Respectfully submitted,

  
for SEAN ROGAN  
Executive Director

Attachment

REVISED RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING  
AUTHORITY OF THE COUNTY OF LOS ANGELES TO ISSUE FINAL PAYMENT FOR  
THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF  
INSPECTOR GENERAL AUDIT - REPORT NUMBER 2008-LA-1007  
RECOMMENDATION 1M

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) Office of Inspector General (OIG) conducted an Audit on Tenant Eligibility and Annual Reexaminations for the Housing Authority's Housing Choice Voucher Program for fiscal year 2005 and fiscal year 2006;

WHEREAS, HUD made recommendations to the Housing Authority in their final subject audit report dated February 8, 2008 based on their finding that "The Authority Did Not Perform Annual Reexaminations in Accordance with HUD Rules and Regulations";

WHEREAS, Recommendation 1M of the final audit report stipulates that the Housing Authority will be required to reimburse HUD \$1,000,000 in administrative fees for fiscal years 2005 and 2006;

WHEREAS, the Housing Authority finalized a repayment agreement with HUD, with an initial payment due April 30, 2009 and a subsequent payment made July 31, 2009;

NOW, THEREFORE, the Board of Commissioners of the Housing Authority of the County of Los Angeles hereby resolves as follows:

1. The Housing Authority shall submit to HUD a final payment in the amount of \$833,333.34 due on, or before, August 31, 2009.

APPROVED AND ADOPTED by the Board of Commissioners of the Housing  
Authority of the County of Los Angeles on this \_\_\_\_ day of \_\_\_\_\_, 2009.

ATTEST:

SACHI A. HAMAI  
Executive Officer-Clerk of  
the Board of Commissioners

By: \_\_\_\_\_  
Deputy

By: \_\_\_\_\_  
Chairman, Board of Commissioners

APPROVED AS TO FORM:  
ROBERT E. KALUNIAN  
Acting County Counsel

By: \_\_\_\_\_  
Deputy





**HOUSING AUTHORITY  
of the County of Los Angeles**

Administrative Office

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**Gloria Molina**  
**Mark Ridley-Thomas**  
**Zev Yaroslavsky**  
**Don Knabe**  
**Michael D. Antonovich**  
*Commissioners*

**Sean Rogan**  
*Executive Director*

July 22, 2009

Honorable Housing Commissioners  
Housing Authority of the  
County of Los Angeles  
2 Coral Circle  
Monterey Park, California 91755

Dear Commissioners:

**ADOPT RESOLUTION REGARDING SECTION 8 HOUSING CHOICE VOUCHER  
PROGRAM APPLICANT SCREENING CRITERIA AND PARTICIPANT  
TERMINATION POLICY (ALL DISTRICTS)**

**SUBJECT**

This letter recommends approval of a resolution certifying that the Housing Authority of the County of Los Angeles (Housing Authority) will take various actions to deter criminal activity in the Section 8 Housing Choice Voucher Program.

**IT IS RECOMMENDED THAT YOUR COMMISSION:**

1. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a resolution regarding Housing Authority policies to deter criminal activity in the Section 8 Housing Choice Voucher Program.
2. Recommend that the Board of Commissioners find that adoption of the resolution is not subject to the California Environmental Quality Act (CEQA) because the action is not defined as a project under CEQA.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The resolution attached to this letter details various administrative actions taken by the Housing Authority to reduce criminal activity in the Section 8 Housing Choice Voucher Program. The Housing Authority will also continue to comply with the Violence Against Women and Department of Justice Reauthorization Act of 2005, which protects victims of domestic violence, dating violence, and stalking from discrimination. The policies and activities detailed in the resolution are currently being employed by the Housing Authority, and were approved by your Board on March 24, 2009 as part of the Housing Authority's annual Administrative Plan.



Authority, and were approved by your Board on March 24, 2009 as part of the Housing Authority's annual Administrative Plan.

**FISCAL IMPACT/FINANCING**

There is no fiscal impact associated with adoption of the resolution.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Federal regulations provide that the Housing Authority may deny admission to Section 8 applicants or terminate program assistance if any applicants/participants or their guests, or invitees engage in certain criminal activity, including fraud, bribery, drug-related, or violent crimes.

County Counsel has approved the attached resolution as to form. On July 22, 2009, the Housing Commission recommended adoption of the resolution.

**ENVIRONMENTAL DOCUMENTATION**

Adoption of the resolution is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations § 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. The activity is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

**IMPACT ON CURRENT PROGRAM**

The Housing Authority's policies regarding criminal activity in the Section 8 program help to ensure a safe and secure environment for resident families.

Respectfully submitted,

*for*   
SEAN ROGAN  
Executive Director

Attachment

**RESOLUTION OF THE BOARD OF COMMISSIONERS REGARDING SECTION 8  
HOUSING CHOICE VOUCHER APPLICANT SCREENING CRITERIA AND  
PARTICIPANT TERMINATION POLICY IN COMPLIANCE WITH THE U.S.  
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT REGULATIONS**

WHEREAS, the Housing Authority of the County of Los Angeles ("Housing Authority") administers the Section 8 Housing Choice Voucher ("Section 8") Program to provide housing for low-income residents of the County of Los Angeles, using funds provided by the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, administration of this housing program includes screening applicants, tracking criminal activity, cooperation with local law enforcement, and tenant counseling; and

WHEREAS, on March 24, 2009 the Board of Commissioners approved and adopted a policy of zero tolerance for drug-related criminal activity or violent criminal activity by Section 8 program participants, their family members or guest or invitee; and

NOW, THEREFORE, the Board of Commissioners of the Housing Authority hereby determines and resolves as follows:

1. The Housing Authority shall continue existing agreements with local law enforcement agencies to provide supplement law enforcement and engage in an exchange of information relating to Housing Authority Section 8 residents as authorized by law.
2. The Housing Authority shall continue to enforce the Administrative Plan which provides that Section 8 applicants may be denied admission as follows:
  - a. The Section 8 applicant was previously evicted from federally assisted housing for drug related criminal activity. The Housing Authority is required to deny admission to the applicant or any household member evicted from public housing, Indian housing, Section 23, or any federally assisted housing program because of a drug-related criminal activity for a 3-year period beginning on the date of such period if the person who committed the drug-related crime has successfully completed an approved supervised drug rehabilitation program after the date of the eviction or if the circumstances leading to program after the date of the eviction or if the circumstances leading to the eviction no longer exist (i.e. the individual responsible for the original eviction is imprisoned or is deceased).
  - b. The Section 8 applicant is convicted for the manufacture of methamphetamine on the premises of federally assisted housing. The Housing is required to deny admission if the applicant or any household member has ever been convicted of drug-related criminal activity for

manufacture or production of methamphetamine on the premises of federally assisted housing.

- c. The Section 8 applicant is currently engaging in the illegal use of a drug. The Housing Authority is required to deny admission to an applicant or any household member who the Housing Authority determines is currently engaging in illegal use of a drug.

The Housing Authority is required to deny admission if the Housing Authority has reasonable cause to believe that there is a pattern of illegal use of a drug by the applicant or any household member and that this pattern may threaten the health, safety, or right to peaceful enjoyment of the premises by others, regardless of whether the household member has been arrested or convicted.

The Housing Authority may approve admission if the person provides sufficient evidence that they are no longer engaging in illegal drug use and have successfully completed a supervised drug rehabilitation program.

- d. The Section 8 applicant is subject to a lifetime sex offender registration requirement. The Housing Authority is required to deny admission if the applicant or any household member is subject to lifetime registration as a sex offender under a state registration program, regardless of longevity of conviction or completion of any rehabilitative program.

- e. The Section 8 applicant has a pattern of alcohol abuse.

The Housing Authority is required to deny admission if the Housing Authority has reasonable cause to believe that there is a pattern of abuse of alcohol by the applicant or any household member and this pattern may threaten the health, safety, or peaceful enjoyment of the premises.

The Housing Authority may approve admission if the person provides sufficient evidence that they are no longer engaging in the abuse of alcohol and has successfully completed a supervised alcohol rehabilitation program.

- f. The Section 8 applicant currently engages in, or who have engaged in criminal activities. The Housing Authority shall deny admission if the applicant or any household member has been convicted for any of the following activities, for a period of 3 years following the end of a conviction or incarceration (which ever is later), with no further arrest or convictions other than minor traffic violations:

- Drug-related criminal activity;

- Violent criminal activity (convicted perpetrators only);
- Other criminal activity which may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents or persons residing in the immediate vicinity; and
- Other criminal activity which may threaten the health or safety of the owner or Housing Authority staff, contractor or subcontractors or vendors.

The Housing Authority may waive the 3-year period for drug-related criminal activity if the person provides sufficient evidence that they are no longer engaging in the illegal use of a controlled substance and have successfully completed a supervised drug rehabilitation program.

- g. The Section 8 applicant engages in fraud or bribery associated with any federal housing program. The Housing Authority shall deny admission if the applicant or any household member has committed fraud, bribery, or any other corrupt or criminal act in connection with any Federal housing program. The Housing Authority may make an exception in determining admission if the family member(s) who participated or were culpable for the action do not reside in the assisted unit.
  - h. The Section 8 applicant has not completed parole or probation. The Housing Authority shall deny admission if the applicant or any household member has not completed parole or probation, including summary probation.
3. The Housing Authority shall continue to enforce the Administrative Plan which provides that Section 8 participants may be terminated as follows:
- a. Any member of the family has ever engaged in serious lease violations while a resident of federally assisted housing or within the past 5 years has been evicted from a federally assisted housing program.
  - b. Any family member, their guest or invitee engages in drug-related or violent criminal activity.
  - c. The family has engaged in or threatened abusive or violent behavior toward Housing Authority personnel.
4. The Housing Authority shall continue to comply with the Violence Against Women and Department of Justice Reauthorization Act of 2005, which protects victims of domestic violence, dating violence, and stalking from discrimination.

HOUSING AUTHORITY OF THE  
COUNTY OF LOS ANGELES

By \_\_\_\_\_  
Chairman, Board of Commissioners

ATTEST:

\_\_\_\_\_  
SACHI HAMAI  
Executive Officer/Clerk of  
The Board of Commissioners

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
ROBERT KALUNIAN  
County Counsel

By \_\_\_\_\_  
Deputy

APPROVED BY BOARD ACTION ON \_\_\_\_\_